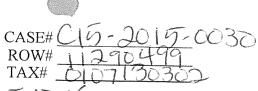


CASE#: C15-2015-0030

Address: 3132 HONEY TREE LANE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

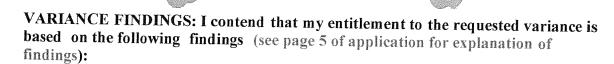




CITY OF AUSTIN TO APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH INFORMATION COMPLETED.	TH ALL REQUESTED
STREET ADDRESS: 3132 Honey Tr	ee Lane
LEGAL DESCRIPTION: Subdivision – Bee Cave Wood	
Lot(s) 2 Block B Outlot Div	
I/We Thomas B. Hall	
on behalf of myself/o	ourselves as authorized agent for
Michael Craig affi	irm that on December 29,
2014 ,	, hereby
apply for a hearing before the Board of Adjustment for con	nsideration to:
(check appropriate items below and state what portion Code you are seeking a variance from)	of the Land Development
ERECT ATTACH COMPLETE X REMO	DDEL MAINTAIN
Add 127 sq. ft. within the 25' Through Yard setback along	Old Walsh Tarlton Road
in order to preserve existing Protected Trees.	
Land Development Code 25-2-515, Rear Yard of a Throug	
n a SF2 district. (zoning district)	
NOTE: The Board must determine the existence of, sufficience supporting the findings described below. Therefore, you must c Findings Statements as part of your application. Failure to do s being rejected as incomplete. Please attach any additional suppo	omplete each of the applicable



REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use

because, though the property fits the definition of a through lot, there are no homes facing and cannot be any driveways entering Old Walsh Tarlton, and thus the property cannot function as a through lot as contemplated in the ordinance.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

the Through yard Setback requirements in concert with the Protected Trees severely limit construction options.

(b) The hardship is not general to the area in which the property is located because:

other properties generally do not have Protected Trees.

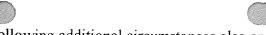
AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed encroachement is so small as to be mostly hidden behing the privacy fence along Old Walsh Tarlton. The house to the north has a Sport Court backstop adjacent to the subject property, and the wing of the house to the south faces that home's courtyard and blocks sight of the proposed construction from the common areas of the house. The purpose of the regulation will not be impaired as the subject and adjacent properties cannot function as through lots.

PARKING: (Additional criteria for parking variances only.) N/A

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes



findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2.	The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:	
3.	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:	
4.	The variance will run with the use or uses to which it pertains and shall not run with the site because:	
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.		
app	PLICANT CERTIFICATE – I affirm that my statements contained in the complete olication are true and correct to the best of my knowledge and belief. Mail Address P.O. Box 684278	
City	, State & Zip Austin, Texas 78768	
	ited Thom D Hall Phone 512 4760132 Date 12/30/14	
Sign	NERS CERTIFICATE – I affirm that my statements contained in the complete application rue and correct to the best of my knowledge and belief. Mail Address 3132 Honey	
City	, State & Zip Austin, Texas 78731	
Printed CILLE CIZSIGPhone Date 12/30/14		

Criminal Justice Center C Downtown Creeks Overla East 6th/Pecan St Overla Central Urban Renewal (Downtown Parks Overlay Capitol View Corridors On Capitol Dominance Overl Convention Center Overl Comprehensive Cultural Barton Springs Overlay Congress Avenue Ove **Building Footprints** Lakes and Rivers Airport Overlay Named Creeks Lot Lines Streets County Parks Legend 3137 HONESTERE 新夏皇

CITY OF AUSTIN DEVELOPMENT WEB MAP

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